



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 24, 2001

IN REPLY PLEASE REFER TO FILE: **EP-2**

Ms. Lata Thakar  
District Engineer  
Building & Safety/Land Development Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the monitoring report for the subject facility dated August 7, 2001, prepared by SCS Field Services. The report indicates that methane gas was not detected at any of the probes tested. The report concludes that the subject structures appeared to be adequately protected from migrating landfill-generated methane gas, and to be safe to occupy with respect to such gas. We concur with these findings.

In accordance with the approved plans, the subject structures must be monitored again on or before October 31, 2001.

Should you have any questions concerning this matter, please contact Mr. Siyavash Araumi at (626) 458-4991, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

JAMES A. NOYES  
Director of Public Works

A handwritten signature in cursive script, reading "Carlos Ruiz C.", is written over the printed name and title of Carlos Ruiz.

Carlos Ruiz  
Senior Civil Engineer  
Environmental Programs Division

SA:myAP:secimgmr27

cc: SCS Field Services (Shashi Kothary)



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 19, 2001.

IN REPLY PLEASE  
REFER TO FILE:

EP-2

Ms. Lata Thakar  
District Engineer  
Building & Safety/Land Development Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the monitoring report for the subject facility dated May 18, 2001, prepared by SCS Field Services. The report indicates that methane gas was not detected at any of the probes tested. However, the report does not indicate that the buildings are adequately protected from migrating landfill gas, and can be safely occupied. All subsequent monitoring reports must indicate whether or not the buildings can be safely occupied.

In accordance with the approved plans, the subject structures must be monitored again on or before July 31, 2001.

Should you have any questions concerning this matter, please contact Mr. Siyavash Araumi, at (626) 458-4991, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

JAMES A. NOYES  
Director of Public Works

*Carlos Ruiz*  
Carlos Ruiz  
Senior Civil Engineer  
Environmental Programs Division

SA:my\p:\sec\mgmr3

cc: SCS Field Services (Shashi Kothary)



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

March 26, 2001

IN REPLY PLEASE  
REFER TO FILE:

EP-2

Ms. Lata Thakar  
District Engineer  
Building & Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES, HOA**  
**20408-20712 SOUTH VERMONT AVENUE**  
**TORRANCE, CALIFORNIA**

We have reviewed the methane gas monitoring report for the subject property dated February 15, 2001, prepared by SCS Field Services.

The report indicates that methane gas was not detected at any of the probes tested. The report concludes that the buildings can be safely occupied with respect to methane. We concur with these findings.

In accordance with the approved methane gas monitoring program, the subject property should be monitored again on or before April 30, 2001.

Should you have any questions regarding this matter, please contact Ms. Aracely Cordova at (626) 458-3996, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

Carlos Ruiz  
Supervising Civil Engineer III  
Environmental Programs Division

AC:my  
P:\sec\mgmr1

cc: Ponderosa Pines, HOA, Bali Management, Inc.  
SCS Field Services (Shashi Kothary)



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

March 2, 2000

IN REPLY PLEASE  
REFER TO FILE: **EP-2**

Ms. Lata Thakar  
District Engineer  
Building & Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**REQUEST FOR REDUCTION OF METHANE GAS MONITORING FREQUENCY**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE, CALIFORNIA**

We have reviewed the enclosed letter dated July 21, 1999, and the last two quarterly methane gas monitoring reports submitted to our office dated August 11, 1999, and November 19, 1999, prepared by SCS Field Services, Inc.

Information provided by SCS Field Services indicates that the subject facility has been monitored on a quarterly basis since July 1992 and that methane gas, with the exception of some traces has not been detected during this period. Based upon these findings, the SCS Field Services, on behalf of the property owner, is requesting that the current quarterly monitoring program be reduced to an annual monitoring schedule.

The objective of the methane gas protection system and its monitoring program is to ensure the safety of the buildings and their occupants by preventing methane gas migration into the buildings. The monitoring program is critical in achieving this objective in that it: 1) ensures the integrity of the methane protection system (liner, vent trenches, and piping); 2) detects the presence of methane gas within the subject buildings; and 3) monitors the subterranean lateral movement of methane gas towards the subject buildings.

Based on an evaluation of the information in our records and provided by SCS Field Services regarding the subject property, we recommend that the request to reduce the quarterly monitoring program to an annual monitoring schedule be denied. The following reasons are provided:

Ms. Lata Thakar  
March 2, 2000  
Page 2

- The subject facility is located on or within 1,000 feet of the Gardena Valley Dump No. 4 and adjacent to five other landfills as shown on Exhibit A.
- Several adjacent properties with existing methane gas protection systems and monitoring programs continue to show combustible levels of methane gas in their subgrade monitoring wells. This is an indication that the landfills in the immediate vicinity continue to produce methane gas at concentration levels far beyond the lower explosive limit.
- Information provided by SCS Field Services, Inc. does not substantiate whether the historical readings were taken from probes below or above the membrane system. Non-detect readings taken from above membrane probes indicate that the system is performing as designed and is effective in preventing methane gas migration into the buildings. Furthermore, readings from above membrane probes do not characterize the below membrane conditions.

The properties should be monitored on a quarterly basis in accordance with the approved methane gas monitoring program. The subject properties must be monitored again on or before April 31, 2000.

Should you have any questions regarding this matter, please contact Mr. Julian Juarez at (626) 458-4991, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

  
Carlos Ruiz  
Supervising Civil Engineer III  
Environmental Programs Division

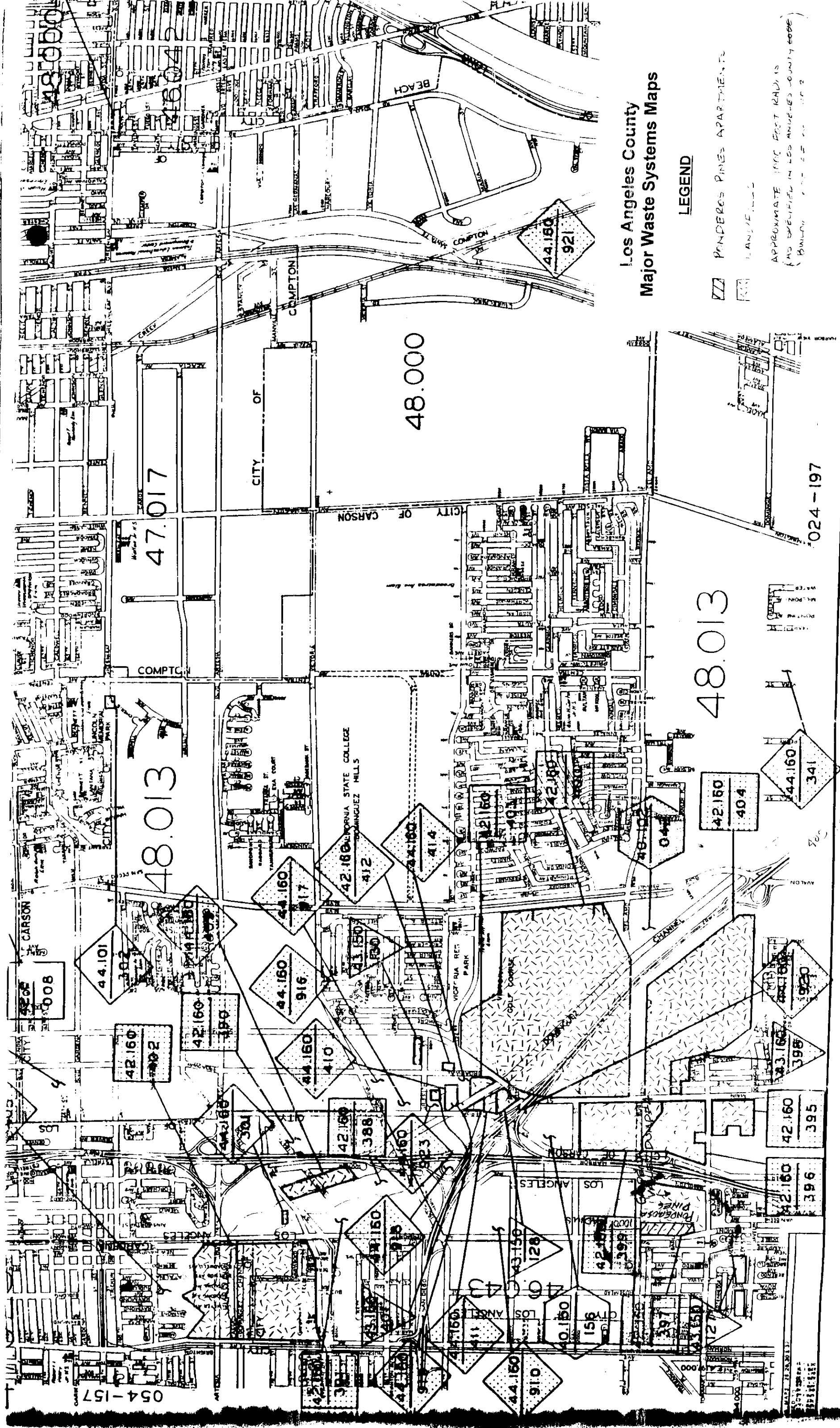
JGJ:ma  
P:\sec\ppr

Enc.

cc: SCS Field Services (Jim Morley)  
Bali Management, Inc.

## **EXHIBIT A**

**Vicinity Map for Ponderosa Pines Condominium Complex  
20408-20712 South Vermont Avenue, Torrance  
from the  
Los Angeles County Major Waste Systems Maps**



Los Angeles County  
Major Waste Systems Maps

LEGEND

- PANDEROS PINES APARTMENTS
- LANDFILL

APPROXIMATE 1000 FOOT RADIUS  
HAS BEEN SPECIFIED IN LOS ANGELES COUNTY CODE  
BUILDING DEPARTMENT 22.20.03.02

054-157

024-197



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 5, 1999

IN REPLY PLEASE  
REFER TO FILE: **EP-2**

Ms. Lata Thakar  
District Engineer  
Building & Safety/Land Development Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES**  
**CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the above-captioned report dated February 24, 1999, prepared by SCS Field Services, Inc. The report indicates that no methane gas was detected at any of the locations tested and that the gas control facilities were performing satisfactorily at the time of testing. The report concludes that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and are safe to occupy with respect to such gas. We concur with these findings.

In accordance with the approved methane gas monitoring program, the property should have been monitored on or before April 30, 1999.

Should you have any questions regarding this matter, please contact Mr. Gerald Ley at (626) 458-2190, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in cursive script, appearing to read "Martin Moreno".

for Martin Moreno  
Supervising Civil Engineer III  
Environmental Programs Division

GL:smm  
P:\SEC\PONP3-99

cc: SCS Field Services, Inc. (Shaunna J. Watterson)





**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

October 6, 1998

IN REPLY PLEASE  
REFER TO FILE: **EP-2**

Ms. Lata Thakar  
District Engineer  
Building & Safety/Land Development Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES**  
**CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

This office has reviewed the above-captioned report dated August 28, 1998, prepared by SCS Field Services. The report indicates that no methane gas was detected at any of the locations tested, and that the gas control facilities were performing satisfactorily at the time of testing. The report concludes that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and, therefore, are safe to occupy with respect to such gas. Our office concurs with these findings.

In accordance with the approved plans, the property must be monitored again on or before January 25, 1999.

If you have any questions regarding this matter, please contact Mr. Alan Nino, of this office, at (626) 458-3564, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in cursive script, reading "Carlos Ruiz C.", is written over the typed name.

Carlos Ruiz  
Supervising Civil Engineer II  
Waste Management Division

AN:mmm  
P:\SEC\POND9-98

cc: SCS Field Services, Inc. (Shaunna J. Watterson)



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 22, 1998

IN REPLY PLEASE  
REFER TO FILE: **EP-2**

Ms. Lata Thakar  
District Engineer  
Building & Safety/Land Development Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES**  
**CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

This office has reviewed the above-captioned report dated May 21, 1998, prepared by SCS Field Services. The report indicates that no methane gas was detected at any of the locations tested and that the gas control facilities were performing satisfactorily at the time of testing. The report concludes that the subject structures appeared to be adequately protected from migrating landfill generated methane gas, and therefore, are safe to occupy with respect to such gas. Our office concurs with these findings.

In accordance with the approved plans, the property must be monitored again on or before October 25, 1998.

If you have any questions regarding this matter, please contact Mr. Julian Juarez, of this office, at (626) 458-4991, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

*Carlos Ruiz C.*  
Carlos Ruiz

Supervising Civil Engineer II  
Waste Management Division

JJ:mmm  
P:\SEC\PONDEROS

cc: SCS Field Services, Inc. (Shaunna J. Watterson)



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 26, 1997

IN REPLY PLEASE REFER TO FILE: EP-2

Ms. Lata Thaker  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thaker:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the subject report dated May 14, 1997, prepared by SCS Field Services.

The consultant indicated that no methane gas was detected in any of the probes that they tested, and the gas control facilities were operating satisfactorily at the time of testing. Additionally, the consultant concluded that the subject structures are safe to occupy with respect to methane gas. This office concurs with the finding of the consultant.

According to the approved plan, they must monitor the property again on or before September 30, 1997.

Should you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (626) 458-2196, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

*Carlos Ruiz C.*  
Carlos Ruiz  
Supervising Civil Engineer II  
Environmental Programs Division

P:\EPPUB\ENGPLAN\FARZAN\METHANE\PONDOINE.WPD

cc: Mr. James D. Bier, SCS Field Services



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 1, 1997

IN REPLY PLEASE  
REFER TO FILE: EP-2

Ms. Lata Thaker  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thaker:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the subject report dated February 18, 1997, prepared by SCS Field Services.

The consultant indicated that no methane gas was detected in any of the probes that they tested, and the gas control facilities were operating satisfactorily at the time of testing. Additionally, the consultant concluded that the subject structures are safe to occupy with respect to methane gas. This office concurs with the finding of the consultant.

According to the approved plan, they must monitor the property again on or before June 30, 1997.

Should you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (818) 458-2196, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in cursive script, reading "Carlos Ruiz C.", is written over the typed name.

Carlos Ruiz  
Supervising Civil Engineer II  
Environmental Programs Division

P:\EPPUB\ENGPLAN\FARZAN\METHANE\PONDOINE.WPD

cc: Mr. James D. Bier, SCS Field Services



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 4, 1996

IN REPLY PLEASE REFER TO FILE: EP-2

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the subject report, dated November 19, 1996, prepared by the SCS Field Services.

The report indicates that no methane gas was detected in any of the probes that were tested, and the gas control facilities were performing satisfactorily at the time of testing. The consultant concluded that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and are safe to occupy with respect to such gas. This office concurs with the finding of this report.

In accordance with the approved plan, the property must be monitored again on or before March 31, 1997.

Should you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (818) 458-2196, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

*Carlos Ruiz C.*  
Carlos Ruiz  
Supervising Civil Engineer II  
Environmental Programs Division

P:FARZAN/METHANE/PONDPIKE.WPD

cc: Mr. James D. Bier, SCS Field Services



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 26, 1996

IN REPLY PLEASE REFER TO FILE: EP-2

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the subject report, dated August 26, 1996, prepared by the SCS Field Services.

The report indicates that no methane gas was detected in any of the probes that were tested, and the gas control facilities were performing satisfactorily at the time of testing. The consultant concluded that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and are safe to occupy with respect to such gas. This office concurs with the finding of this report.

In accordance with the approved plan, the property must be monitored again on or before December 31, 1996.

Should you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (818) 458-2196, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in cursive script, reading "Carlos Ruiz C.", is written over the printed name.

CARLOS RUIZ  
Supervising Civil Engineer II  
Environmental Programs Division

P:FARZAN/METHANE/PONDPINE.WPD

cc: Mr. James D. Bier, SCS Field Services



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 12, 1996

IN REPLY PLEASE  
REFER TO FILE: EP-2

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

We have reviewed the subject report, dated May 24, 1996, prepared by the SCS Field Services.

The report indicates that the gas control facilities were performing satisfactorily at the time of testing, and that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and are safe to occupy with respect to such gas. Our office concurs with these findings.

In accordance with the approved plan, the property must be monitored again on or before September 30, 1996.

Should you have any questions regarding this matter, please contact Mr. Mohammad Farzan of this office, at (818) 458-2196, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in dark ink, appearing to read "JC Bagnell", is written over the typed name of James "Kit" Bagnell.

JAMES "KIT" BAGNELL  
Supervising Civil Engineer II  
Environmental Programs Division

MF:mf  
P:FARZAN/MTHN.GS/PONDPINE.WPD

cc: Mr. James D. Bier, SCS Field Services



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 26, 1995

IN REPLY PLEASE  
REFER TO FILE:

WM-2

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA WEST**  
**CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

This office has reviewed the above-captioned report dated August 21, 1995, prepared by SCS Field Services.

The report indicates that the gas monitoring facilities were performing satisfactorily at the time of testing. According to the data provided, there has been an increase in methane gas detected underneath Building 5 with a level of 40.1 percent methane by volume in monitoring probe 5C. The source of the detected methane gas underneath Buildings 5 and 3, must be located and recommendations regarding mitigation of the methane gas within the vicinity must be submitted.

As of this date, the above membrane probe 7F from Building 7 has not yet been found. The data taken to date, indicates that no methane gas has ever been detected underneath Building 7. It is recommended that the above membrane probe 7F not be installed; however, if methane gas is detected in future monitoring events, the installation of above membrane probe 7F will be required.

Due to water being found in several of the monitoring probes, the consultant recommends that these probes and valve boxes be repaired.




Ms. Lata Thakar  
September 26, 1995  
Page 2

In accordance with the approved plans, the property must be monitored again on or before October 30, 1995.

If you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (818) 458-2196, Monday through Thursday 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

  
CARLOS RUIZ  
Supervising Civil Engineer II  
Waste Management Division

JIC:mv  
MF1/MTHNGS.RPT/PNDRSA.WST

cc: Mr. James Bier, SCS Field Services

for file.



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 21, 1995

IN REPLY PLEASE  
REFER TO FILE:

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
14717 S. Burin Avenue  
Lawndale, CA 90260

WM-2

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES**  
**CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE, TORRANCE**

This office has reviewed the above-captioned report dated August 22, 1995, prepared by SCS Field Services.

The report indicates that the gas control facilities were performing satisfactorily at the time of testing, and that the subject structures appeared to be adequately protected from migrating landfill generated methane gas and are safe to occupy with respect to such gas.

Test results indicated that no methane gas was detected at any of the locations tested. Our office concurs with these findings.

In accordance with the approved plan, the property must be monitored again on or before October 30, 1995.

If you have any questions regarding this matter, please contact Mr. Mohammad Farzan, of this office, at (818) 458-2196, Monday through Thursday 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Director of Public Works

A handwritten signature in cursive script, reading "Carlos Ruiz C.".

CARLOS RUIZ  
Supervising Civil Engineer II  
Waste Management Division

JIC:al  
MM1/MTHNGS.RPT/PONDEROSA

cc: Mr. James Bier, SCS Field Services



THOMAS A. TIDEMANSON, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

WM-2

July 20, 1994

Mr. Gary Nehrenberg  
District Engineer  
Building and Safety Division  
701 East Carson Street  
Carson, CA 90745-2224

Dear Mr. Nehrenberg:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned reports dated February 22, 1994, and June 1, 1994, prepared by SCS Field Services.

The report indicated that methane gas was not detected at any of the locations tested. However, readings were not taken at several monitoring probes due to denied access by unit owner, or unit vacancy. Probe inaccessibility is a recurrent problem on this property, as has been stated on previous reports. Access should be provided to all monitoring locations for the next quarterly visit and subsequent visits thereafter, to ensure compliance with Section 104(d) of the Los Angeles County Building Code and approved plans.

The report concluded that the gas control facilities were performing satisfactorily at the time of testing, and that the subject structures appeared to be adequately protected from migrating landfill-generated methane gas and are safe for occupancy.

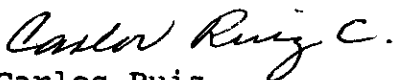
In accordance with the approved plans the property is to be monitored again on or before August 31, 1994.

Mr. Gary Nehrenberg  
July 20, 1994  
Page 2

Should you have any questions regarding the above matter, please contact Ms. Stacy Jordan, of this office, at (818) 458-5185, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE  
Acting Director of Public Works

  
Carlos Ruiz  
Supervising Civil Engineer II  
Waste Management Division

SJ:jk  
STACY\PONDEROSA

cc: Mr. James D. Bier, SCS Field Services  
Ms. Deborah Peterson, Bali Management, Inc.



THOMAS A. TIDEMANSON, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 6, 1993

IN REPLY PLEASE  
REFER TO FILE: **WM-2**

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned report dated May 27, 1993, prepared by SCS Field Services.

During the testing, probes 9 and 10 were inundated, probe 91 at Building 20408 was reported as broken, and readings were not taken at several probes because access was denied by the unit owners. The problem with missing, broken, and inaccessible probes has been a recurrent situation on this property, as has been stated on previous reports.

These probes must be located and/or repaired, and access provided to all monitoring locations for the next quarterly visit and subsequent visits thereafter, to ensure compliance with Section 104(d) of the Los Angeles County Building Code (copy enclosed) and approved plans.

This report concluded that the gas control facilities were performing satisfactorily at the time of testing, and that the subject structures appeared to be adequately protected from migrating landfill-generated methane gas and are safe for occupancy.

In accordance with the approved plans, the property is to be monitored again on or before July 30, 1993.

Ms. Lata Thakar  
July 6, 1993  
Page 2

Should you have any questions regarding the above matter, please contact Mr. Ken Berkman at (818) 458-3564, Monday through Thursday, 7:00 a.m. to 5:00 p.m.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works

*Carlos Ruiz C.*

Carlos Ruiz  
Supervising Civil Engineer II  
Waste Management Division

KB:ep  
KEN/THAKAR1

cc: Mr. James D. Bier, SCS Field Services  
Ms. Karen Kokowicz, Bali Management, Inc.

Enc.



THOMAS A. TIDEMANSON, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 26, 1993

IN REPLY PLEASE REFER TO FILE: **WM-2**

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned report dated February 23, 1993, prepared by SCS Field Services.

The report indicated that methane gas was not detected at any location tested and the buildings are safe for occupancy.

The report also indicated that the probe at unit 91 was broken, and the probes at units 11, 35, 42, 67, 76, 82, and 83 were not tested because the residents were not at home.

Based on the previous monitoring reports, it seems that the inaccessibility to these probes is becoming a recurrent problem. Therefore, it is the opinion of this office that SCS should make all necessary arrangements with Bali Management, Inc., or the residents of these inaccessible units to provide access for testing the probes before the next monitoring period. Also, the probe at unit 91 should be repaired before the next monitoring period.


In accordance with the approved plans, the subject buildings should be monitored again on or before April 30, 1993.

Ms. Lata Thakar  
April 26, 1993  
Page 2

Should you have any questions concerning this matter, please contact Mr. Chukwuemeka Agu of this office at (818) 458-2188, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works

  
Carlos Ruiz  
Supervising Civil Engineer II  
Waste Management Division

CA:ep  
CHUK\PONDEROSA



job file



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

THOMAS A. TIDEMANSON, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 21, 1993

IN REPLY PLEASE REFER TO FILE: **WM-2**

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717-1194

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT**  
**PONDEROSA PINES CONDOMINIUM COMPLEX**  
**20408-20712 SOUTH VERMONT AVENUE**  
**TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned report dated February 23, 1993, prepared by SCS Field Services.

The report indicated that methane gas was not detected at any location tested and the buildings are safe for occupancy.

The report also indicated that the probe at unit 91 was broken, and the probes at units 11, 35, 42, 67, 76, 82, and 83 were not tested because the residents were not at home.

Based on the previous monitoring reports, it seems that the inaccessibility to these probes is becoming a recurrent problem. Therefore, it is the opinion of this office that SCS should make all necessary arrangements with Bali Management, Inc., or the residents of these inaccessible units to provide access for testing the probes before the next monitoring period. Also, the probe at unit 91 should be repaired before the next monitoring period.

Pl. Note

In accordance with the approved plans, the subject buildings should be monitored again on or before April 30, 1993.

Ms. Lata Thakar  
April 21, 1993  
Page 2

Should you have any questions concerning this matter, please contact Mr. Chukwuemeka Agu of this office at (818) 458-2188, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works

*Carlos Ruiz C.*  
Carlos Ruiz  
Supervising Civil Engineer II  
Waste Management Division

CA:ep  
CHUK\PONDEROSA

**SCS FIELD SERVICES**

May 27, 1993

File No. 0792014.00

Ms. Karen Kokowicz  
Bali Management, Inc.  
25500 Hawthorne Blvd., Ste. 1130  
Torrance, California 90505

Subject: Monitoring for Landfill Generated Methane Gas (LFG) at the Ponderosa Pines Condominium Complex, 20408 - 20712 South Vermont Avenue, Torrance, California

Dear Ms. Kokowicz:

On April 24, 1993, a representative of SCS Field Services (SCS-FS) performed the required testing at the subject site. Testing was conducted in accordance with the requirements of the Los Angeles County Department of Public Works. This report presents the results of this testing visit.

**Conclusions**

Testing for methane gas at the subject site, as described in this report, indicates the gas control facilities were performing satisfactorily at the time of our testing. As of that date, the subject structures appeared to be adequately protected from migrating landfill-generated methane gas, and to be safe to occupy with respect to such gas.

**Gas Testing**

Testing for methane gas (the combustible component of LFG) was performed using a Gastech Model 1939-OX Hydrocarbon Surveyor or comparable unit. This instrument measures combustible gas concentrations in air directly on either of two scales: one as percent by volume of the lower explosive limit (LEL) of methane gas in air (5 percent); the other as percent by volume (0 to 100 percent) in the gas sampled. The LEL scale is most accurate for combustible gas concentrations of 5 percent or less. If exposed to an ignition source, methane gas can be explosive at concentrations between 5 and 15 percent, and is flammable at higher concentrations.

Methane gas in site soils does not mean that there is an immediate threat of explosion; flames can not typically propagate through soil. The methane gas becomes a hazard when it migrates through soil, collects in enclosed spaces (i.e., utility lines, vaults, basements, wall spaces, etc.) and is exposed to an ignition source.

**Subslab Probe Testing**

Test results (see Table 1) indicated no methane gas was detected at any location tested. Test locations are shown on Figures 1 and 2. During the test visit, no readings were taken at several probes due to access not being provided by the unit owners. In addition Probe No. 91 located at Building No. 20408 was observed to be



Ms. Karen Kokowicz  
May 27, 1993  
Page Two

damaged. SCS-FS recommends this probe be repaired and access be provided to all monitoring locations for next quarterly visit.

Project Schedule

In accordance with the quarterly testing frequency approved by the Los Angeles County Department of Public Works, the next quarterly test visit will be conducted during the month of July 1993.

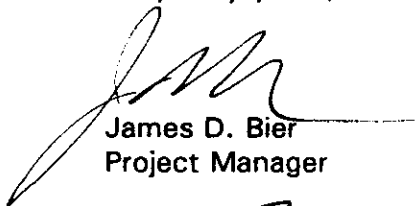
Standard Provisions


This report speaks only as of its date. Accordingly, we assume no responsibility for any changes that may occur between or following the dates of our testing visit which bear upon the nature and quantity of LFG at the subject site.

I hereby certify that I am a Registered Civil Engineer in the State of California; that I am knowledgeable in the field of landfill gas migration control and monitoring; the monitoring of landfill gas migration for Ponderosa West on April 24, 1993, was performed by me or persons under my supervision; that I assume professional responsibility for the validity and accuracy of said monitoring.

Should you have any questions, do not hesitate to contact Mr. Michael A. Braun the undersigned.

Very truly yours,

  
James D. Bier  
Project Manager

  
Robert P. Stearns  
President  
SCS FIELD SERVICES

MAB:vlf  
REP\0792014

Enclosures

cc: Lata Thaker

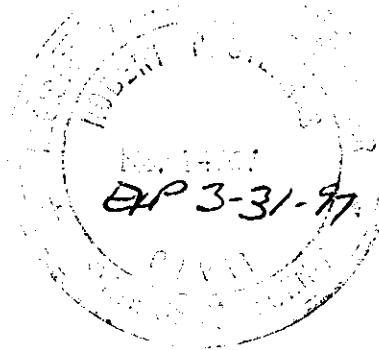


TABLE 1. Results of Landfill-Generated Methane Gas Testing  
at the Ponderosa Pines Condominium Complex, Torrance, California

Building Number	Unit Number	Date	Methane* [%-Vol]	Remarks
BUILDING NO. 20712	UNIT 2	04/24/93	ND	
	UNIT 3	04/24/93	NT	ACCESS DENIED
BUILDING NO. 20704	UNITS 9 & 10	04/24/93	NT	INUNDATED WITH WATER
	UNIT 11	04/24/93	ND	
	UNIT 12	04/24/93	ND	
BUILDING NO. 20632	UNIT 18	04/24/93	ND	
	UNIT 19	04/24/93	ND	
BUILDING NO. 20622	UNITS 25 & 26	04/24/93	ND	
	UNIT 27	04/24/93	ND	
	UNIT 28	04/24/93	ND	
BUILDING NO. 20614	UNIT 34	04/24/93	ND	
	UNIT 35	04/24/93	ND	
BUILDING NO. 20606	UNIT 41	04/24/93	NT	ACCESS DENIED
	UNIT 42	04/24/93	ND	
	UNITS 43 & 44	04/24/93	ND	
BUILDING NO. 20516	UNIT 49	04/24/93	ND	
	UNIT 51	04/24/93	ND	
BUILDING NO. 20506	UNITS 57 & 58	04/24/93	ND	
	UNIT 59	04/24/93	ND	
	UNIT 60	04/24/93	ND	
BUILDING NO. 20434	UNIT 66	04/24/93	NT	ACCESS DENIED
	UNIT 67	04/24/93	ND	
BUILDING NO. 20426	UNITS 73 & 74	04/24/93	ND	
	UNIT 75	04/24/93	ND	
	UNIT 76	04/24/93	ND	

ND=None Detected  
%-Vol=Percent by Volume

NT=Not Taken  
\* Instrumentation=GasTech 1939-OX or equal

TABLE 1. Results of Landfill-Generated Methane Gas Testing  
at the Ponderosa Pines Condominium Complex, Torrance, California

Building Number	Unit Number	Date	Methane* [%-Vol]	Remarks
BUILDING NO. 20416	UNIT 82	04/24/93	ND	
	UNIT 83	04/24/93	ND	
BUILDING NO. 20408	UNITS 89 & 90	04/24/93	ND	
	UNIT 91	04/24/93	NT	PROBE BROKEN INSIDE
	UNIT 92	04/24/93	ND	

ND=None Detected

%-Vol=Percent by Volume

NT=Not Taken

\* Instrumentation=GasTech 1939-0X or equal

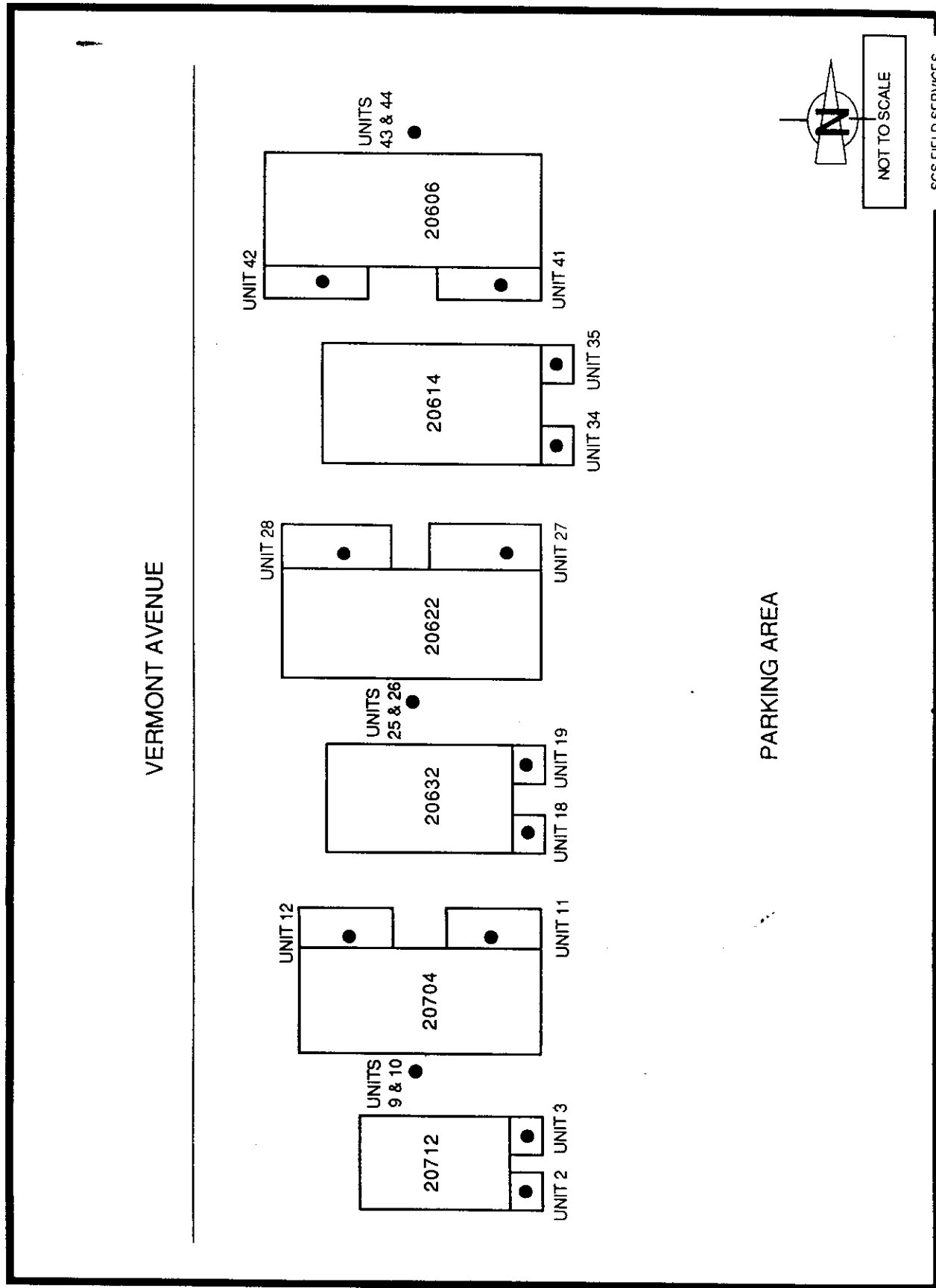
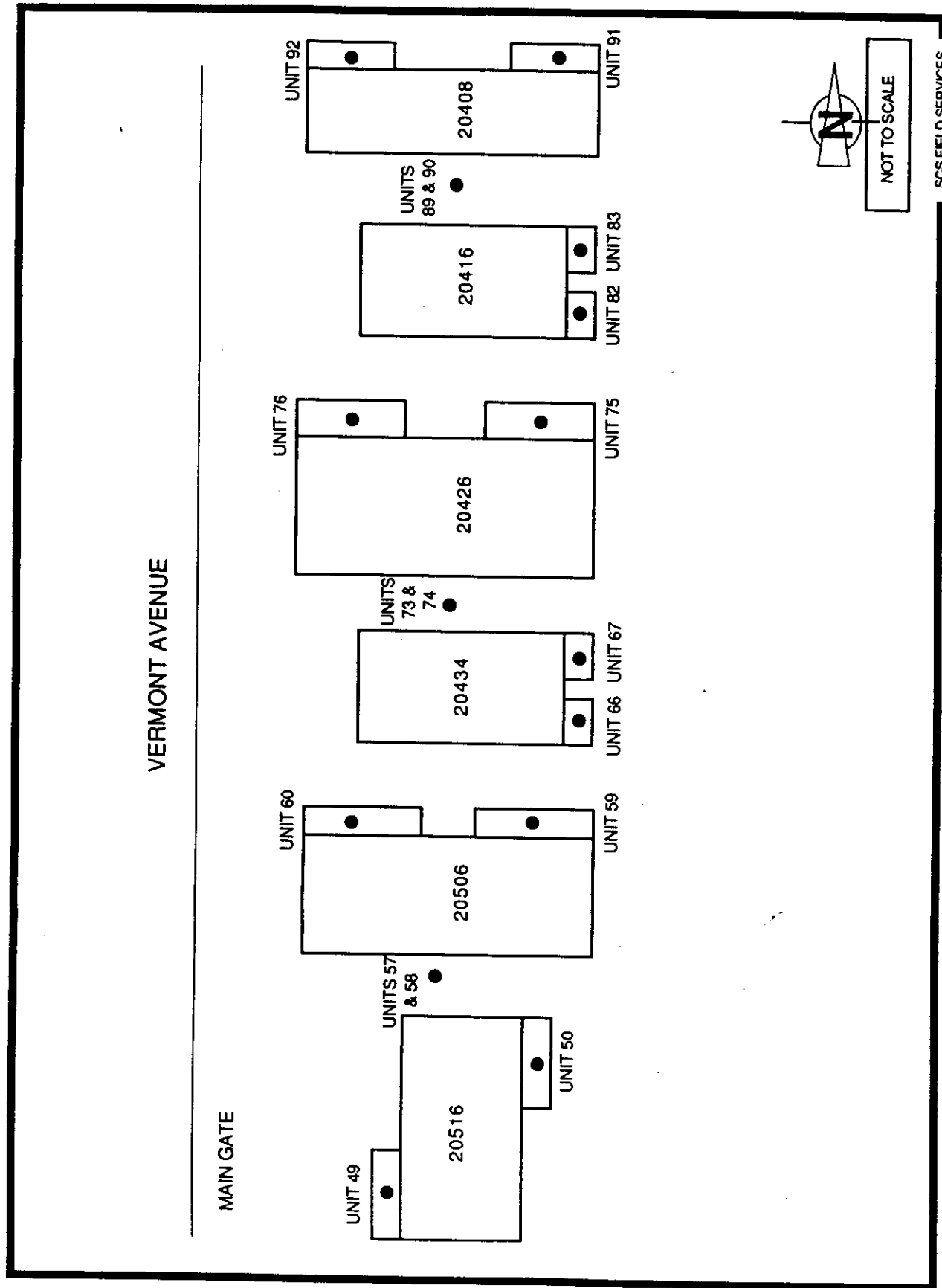


Figure 1. Monitoring Probe Locations for the Ponderosa Pines Complex, Torrance, California.

SCS FIELD SERVICES



SCS FIELD SERVICES  
Figure 2. Monitoring Probe Locations for the Ponderosa Pines Complex, Torrance, California.





# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

THOMAS A. TIDEMANSON, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 10, 1992

IN REPLY PLEASE REFER TO FILE: **WM-2**

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
20408-20712 SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned report dated November 11, 1992, prepared by SCS Field Services.

During the testing, probe Nos. 9 and 10 could not be located for building 20704. Also, no readings were taken at several probes, due to access not being provided by the unit owner. The problem with missing probes and unaccessable probes has been an on-going situation on this property, as has been stated on previous reports.

It is recommended that these probes be located and access be provided to all monitoring locations for the next quarterly visit and subsequent visits thereafter, to ensure compliance with Section 104(d) of the Los Angeles County Building Code (copy enclosed).

This report also indicated the gas control facilities performed satisfactory at the time of testing, and that subject structures appeared to be adequately protected from migrating landfill-generated methane gas and safe for occupancy.


In accordance with the quarterly testing frequency approved by the Los Angeles County Department of Public Works, these gas control facilities need to be tested regularly every quarter. Therefore, according with the approved plans the property is to be monitored again on or before January 31, 1993.

Ms. Lata Thakar  
December 10, 1992  
Page 2

Should you have any questions regarding the above matter, please contact Ms. Guita Sheik at (818) 458-3555, Monday through Thursday, 7:00 a.m. to 5:00 p.m.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works

  
Michael J. Bohlander  
Supervising Civil Engineer II  
Waste Management Division

GS:jg  
mmwp3/PONDEROSA

cc: Mr. James D. Bier, SCS Field Services  
Ms. Karen KoKowicz, Bali Management, Inc.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (818) 458-5100

THOMAS A. TIDEMANSON, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

WM-2

September 3, 1992

Ms. Lata Thakar  
District Engineer  
Building and Safety Division  
24320 South Narbonne Avenue  
Lomita, CA 90717

Dear Ms. Thakar:

**METHANE GAS MONITORING REPORT  
PONDEROSA PINES CONDOMINIUM COMPLEX  
~~20704~~ SOUTH VERMONT AVENUE  
TORRANCE, CALIFORNIA**

This office has reviewed the above-captioned report dated August 6, 1992, prepared by SCS Field Services. The report indicated no methane gas detected at any location tested. During the testing, Probe Nos. 9 and 10 could not be located for Building 20704. Also, no readings were taken at several probes, due to access not being provided by the unit owners. It is recommended that these Probes be located and access be provided to all monitoring locations for the next quarterly visit.

This report also indicated the gas control facilities performed satisfactory at the time of testing, and that subject structures appeared to be adequately protected from migrating landfill-generated methane gas and safe for occupancy.

In accordance with the quarterly testing frequency approved by the Los Angeles County Department of Public Works, these gas control facilities need to be tested regularly every quarter. Therefore, according with the approved plans the property is to be monitored again on or before October 31, 1992.

Ms. Lata Thakar  
September 3, 1992  
Page 2

Should you have any questions regarding the above matter, please contact Ms. Guita Sheik at (818) 458-3555, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

T. A. TIDEMANSON  
Director of Public Works



Michael J. Bohlander  
Supervising Civil Engineer II  
Waste Management Division

GS:mm  
mmwp3/PONDEROSA

cc: Mr. James D. Bier, SCS Field Services  
Ms. Karen KoKowicz, Bali Management, Inc.